



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Miami-Dade County School Board

Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Renier Diaz de la Portilla
Evelyn Langlieb Greer
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

January 25, 2008

Received by
Zoning Agenda Coordinator

MAR 31 2008

Ms. Maria Teresa Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Received by
Zoning Agenda Coordinator

MAR 31 2008

Re: No. 06-309, Eureka Builders 184, LLC
Southwest Corner of SW 112 Avenue and SW 170 Terrace

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities, Homestead Middle School and South Dade Senior High School, meet the referenced review threshold (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application.

At the time of dialogue, the applicant expressed a willingness to proffer a Covenant to provide a monetary donation, over and above impact fees, to the School Board. However, the applicant has since withdrawn the proffer to the School Board. As such, in accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied or deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

Facilities Planning

Ana Rijo-Conde, AICP, Planning Officer • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Maria Teresa Fojo
January 25, 2008
Page 2

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

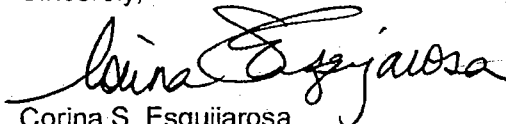
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 10-unit development is estimated to generate approximately \$19,500 (\$1,950 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Corina S. Esquijarosa
Coordinator III

CSE:rr
L-362
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 06-309, Eureka Builders 184 LLC (CC14)

REQUEST: Zone change from AU to RU-3M

ACRES: 1.13 acres

LOCATIONS: 18201 SW 112 Avenue

**MSA/
MULTIPLIER:** 5.8/73

**NUMBER OF
UNITS:** 10 units

**ESTIMATED
STUDENT
POPULATION:** 7 students*

ELEMENTARY: 3

MIDDLE: 2

SENIOR: 2

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Pine Lake Elementary - 16700 SW 109 Ave.

MIDDLE: Richmond Heights Middle – 15015 SW 103 Ave.

SENIOR HIGH: Miami Southridge Senior -19355 SW 114 Avenue

All schools are located in Regional Center VI

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of September 2006:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELCOATABLE
Pine Lake Elementary	567	638	89%	18	86%
	570		89%		87%
Richmond Heights Middle	1,318	1,145	115%	158	101%
	1,320		115%		101%
Miami Southridge Senior	3,682	2,662	138%	190	129%
	3,684		138%		129%

* increased student population as a result of the proposed development.

Notes:

1. Figures above reflect the impact of the class size amendment.
2. Pursuant to the Interlocal Agreement, the senior high school meets the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2006-2010, dated July 2006:

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
---------------	---------------	---------------------------------

Jorge Mas Canosa Middle/ State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2232 student stations)	Construction	School Opening 2007
---	--------------	---------------------

K-8 Conversion at F. C. Martin Elementary School (Richmond Heights Middle School Relief) (675 student stations)	Construction	School Opening 2007
---	--------------	---------------------

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	638
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	4052
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	2662

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$45,843.

CAPITAL COSTS: Based on the State's March-2007 student station cost factors*, capital

costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	does not meet review threshold	
MIDDLE	does not meet review threshold	
SENIOR HIGH	2 x \$25,803 =	\$51,606
Total Potential Capital Cost		\$51,606

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.